







20 Feltham Close | £499,950

Halterworth, Romsey, Hampshire, SO51 8PB

Henshaw Fox









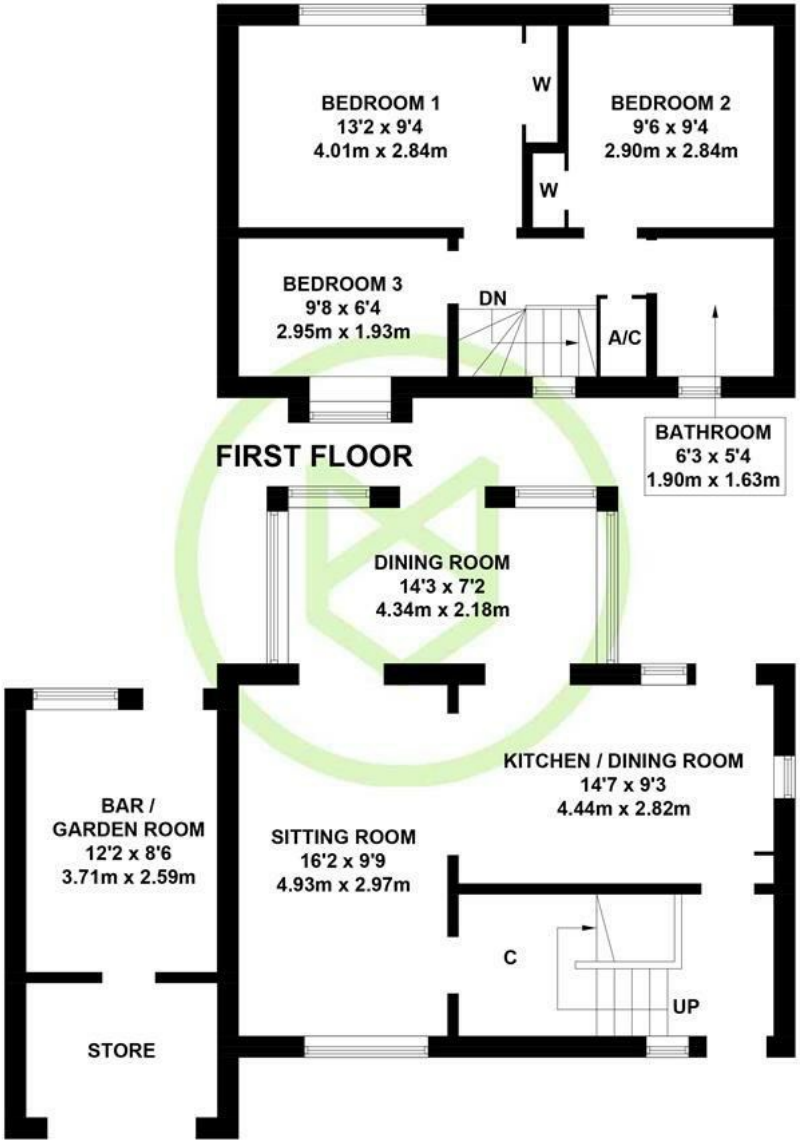




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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 519 SQ FT / 48.2 SQ M
FIRST FLOOR = 402 SQ FT / 37.4 SQ M
OUTBUILDINGS = 167 SQ FT / 15.5 SQ M
TOTAL = 1088 SQ FT / 101.1 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1346044)

Summary

Tucked away in a secluded corner position, this immaculate detached home sits within the sought-after district of Halterworth, enjoying lovely views over Tadburn Meadows to the rear. The spacious accommodation comprises three bedrooms and a family bathroom, along with an open plan kitchen/dining area that forms the true hub of the home, a sitting room and a versatile conservatory. Outside, the well-enclosed rear garden provides a peaceful setting for relaxing and entertaining, complemented by a converted garage now serving as a games room/bar. To the front, the property offers ample driveway parking.

Features

- Immaculate detached house
- Three bedrooms
- Secluded corner position in sought after Halterworth
- Views on Tadburn Meadows to the rear
- Well enclosed rear garden
- Ample driveway parking to the front
- Open plan kithcne/dining area

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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Ground Floor
Upon entry, the entrance hall provides access to the kitchen/dining area and stairs rising to the first floor landing. The open plan kitchen/dining area is the real hub of the home, a bright and sociable space designed for both busy family life and relaxed entertaining. A useful island unit with breakfast bar provides a natural gathering point, complemented by ample wall and base storage units. The kitchen offers space for an oven with extractor above, a stylish butler style sink, an integrated fridge/freezer, and plumbing for both a dishwasher and washing machine. The sitting room is open to the kitchen/dining area, creating a wonderfully sociable flow through the heart of the home. A large window to the front aspect fills the room with natural light, and a useful under stairs storage cupboard. Accessed from either the sitting room or the kitchen/dining area, the conservatory is currently used as an additional dining area, offering a lovely setting for family meals with a sliding door opening out to the rear garden, bringing the outside in.

First Floor
The first floor landing provides access to all three bedrooms, the family bathroom and a useful airing cupboard, creating a practical and well-planned layout for family living. The principal bedroom is a generous double with a built-in wardrobe and pleasant views over the rear garden, while bedroom two is a comfortable double, also benefitting from a built-in wardrobe. Bedroom three is an ample single room, equally well suited as a home office or study. The family bathroom is finished with floor to ceiling tiles and fitted with a shower over the bath, WC and wash basin, offering a clean, modern feel.

Outside
The rear garden is peacefully enclosed and enjoys lovely views over Tadburn Meadows, creating a real sense of tranquillity. An adjoining patio provides the perfect spot for relaxing and entertaining, leading onto a spacious decking area and a large lawn with trees to the rear. A useful pedestrian gate leads to the front of the home. A door from the patio opens into the bar/games room, a flexible space with power and lighting, which in turn has a door opening to a useful store. It's an ideal space for entertaining, hobbies, gym or home office.

Parking
Ample driveway parking to the front

Location
The quiet, family district of Halterworth district is located on the east side of Romsey town. It sits approximately 1.5 miles from Romsey centre and Romsey train station, offering exceptionally easy access to the towns various amenities and simple transport to other major cities in the south. More locally, Halterworth offers a handy convenience store in the centre of the district as well as various greenery such as Tadburn Meadows local Nature Reserve. The Town centre can also be accessed via public footpaths all the way.

Tenure
Freehold

Anti Money Laundering
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Heating
Gas

Infant and Junior School
Halterworth Primary School

Secondary School
The Mountbatten School

Council Tax
Test Valley - Band E

Disclaimer Property Details
These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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